

1.26.4 Sidewalks will be 18 feet wide on Prado & Esplanade and 12 feet wide on all other streets

1.26.5 Administrative variances will be allowed for courtyards and additional seating

1.26.6 Crosswalks will be accented in pavers and paver accents shall be in appropriate sections of the sidewalk

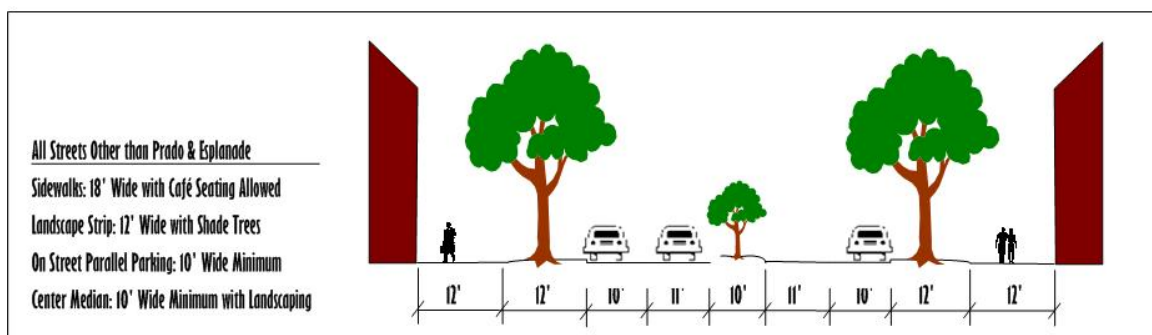
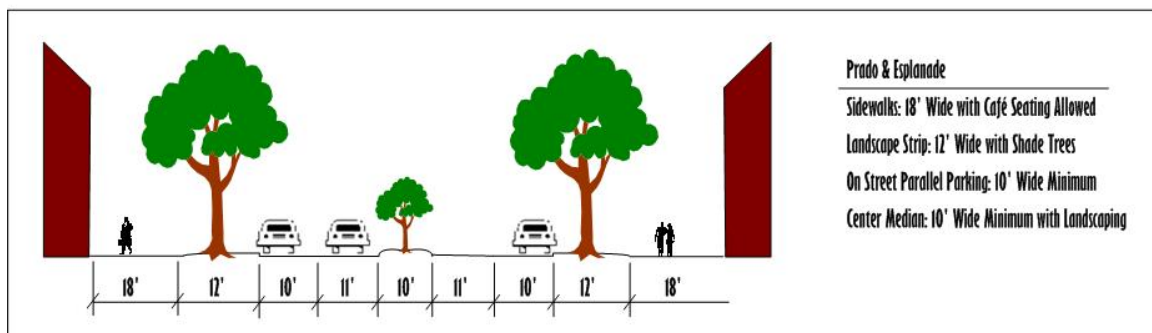
1.26.7 Benches should not be constructed of material that will rust, but of more indigenous materials such as cedar or cypress; their construction should be consistent with the chosen architectural styles and should contain no advertising

1.26.8 Alleyways should be narrower with no pedestrian amenities

1.26.9 A consistent design element shall be incorporated in the streetscape design (in benches, pavers, planter boxes, street signs etc...). This element should reflect the nautical heritage of the area, but not be "beachy."

*A depiction of the streetscape requirements appears below:*

### Navarre Town Center Plan Streetscape Requirements in the Town Center District



#### Purpose of Streetscape Standards:

- Maintain Clear Street Edge
- Enhance the Street as an inviting place for pedestrians (windows, display cases, wall art, landscaping, required retail on first floor)
- Relate the Street to traditional buildings in the corridor
- Provide a sense of scale.

## 2.0 Heart of Navarre District

### General

2.1 An Architectural Review Board should be established to review plans for new developments and redevelopment in the Heart of Navarre District. This board should function like the existing Bagdad Historic Village Architectural Advisory Board. The board will review plans in accordance with the regulations for the district.

2.2 Land Uses shall be restricted:

2.2.1 No industrial uses

2.2.2 No storage uses

2.2.3 No auto sales or repair

2.2.4 No pawn shops

2.2.5 Marine sales and repair shall be by conditional use only.

2.3 Outdoor display areas shall be restricted:

2.3.1 The merchandise to be sold must be directly related to the retail establishment or be decorative items that relate to or complement the business.

2.3.2 The size of the display area shall be limited to 50% of the building frontage.

2.3.3 The total maximum height of an outdoor merchandise display should be 12 feet

2.3.4 Wares may only be displayed during business hours

2.3.5 Displays cannot block emergency lanes, sight distance, handicapped access, doorways, pedestrian walkways etc...

2.3.6 Displays may not encroach on permitted parking areas

2.3.7 Displays are allowed on hardscape only (not in landscaped areas)

2.3.8 Displays may have one sign describing the items and price. This sign may be no

2.3.9 larger than the display. No lighting of the display is allowed.

2.3.10 Display are not allowed on vacant property

2.3.11 Displays with itinerant vendor or tent permits are excepted.

2.4 Setbacks: Relax setbacks on US98 and SR87 if parking and stormwater are located in the rear of the building.

### Architectural Requirements

2.5 Metal and vinyl buildings and siding are prohibited in the Heart of Navarre District

2.6 Barbed wire, razor wire and exposed cinder block fences and walls are prohibited. Chain link fencing shall be allowed if it is not visible from a public right-of-way, including navigable waterways and bridges.

2.7 Off grade foundations shall be concealed, cinder block should not be exposed

2.8 Columns, Porches & Railings, Balconies shall be consistent with the architectural style and proportional to the overall structure.

2.9 Towers, Cupolas & Widows Walks shall be consistent with the architectural style and will be allowed to encroach up to 10% above the height limit of habitable space.

2.10 Roofs: Metal, tiles, asphalt shingle, built-up roof and single-ply membrane all shall be allowed. Flat roofs should not be visible from any right-of-way. The codes governing use of metal roofing should be written to restrict the use of cheaper grades of roofing. They should also ensure that the roof matches the architectural style of the building and the color of the roof should be regulated by the same color palettes applicable to the district.

2.11 Doors and Windows shall be consistent with the architectural style.

2.12 Outbuildings shall be consistent with the architectural style if visible from the right-of-way

2.13 Paint colors listed the Sherwin-Williams Color Options Palette as energetic brights shall not be allowed. Colors in the first and second tier of the chips should be allowed for trim only. Colors on pages 79-85 and 97-120 of that palette shall also be disallowed. Colors from another manufacturer that resemble these colors shall not be permitted.

2.14 Parking

2.14.1 No gravel or dirt parking lots shall be permitted.

2.14.2 Landscaped planter strips shall be required between alternating abutting parking rows in parking lots of developments 50,000 square feet or more.

2.14.2.1 These strips shall be contiguous with planter islands at the terminus of parking rows.

2.14.2.2 These strips shall be wide enough to support a tree. During implementation, the width of the strips shall be set based on information from industry professionals.

2.14.2.3 A minimum linear distance between trees shall also be set so that a canopy effect in the parking lot results.

2.14.2.4 The code shall be written to require shrubs to be clumped so that there are "walk-thrus" available for pedestrians.

2.14.2.5 The code shall allow for small openings in these strips, if necessary, for stormwater control.

2.14.2.5 Administrative variances to the 18' long parking stall requirement shall be allowed to a minimum length of 16'. This accounts for the fact that overhang of the front bumper is allowed on the landscape strip.

2.15 All mechanical units shall be screened from public view, including views from navigable waterways and bridges.

2.16 Landscaping:

2.16.1 Devise incentives to preserve appropriate natural vegetation on site

2.16.2 Require a Registered Landscape Architect on projects of 50,000 s.f. or more

2.16.3 Devise incentives for xeriscaping

2.16.4 Increase both the size (i.e. caliper, height) and number (density) of required landscape plantings

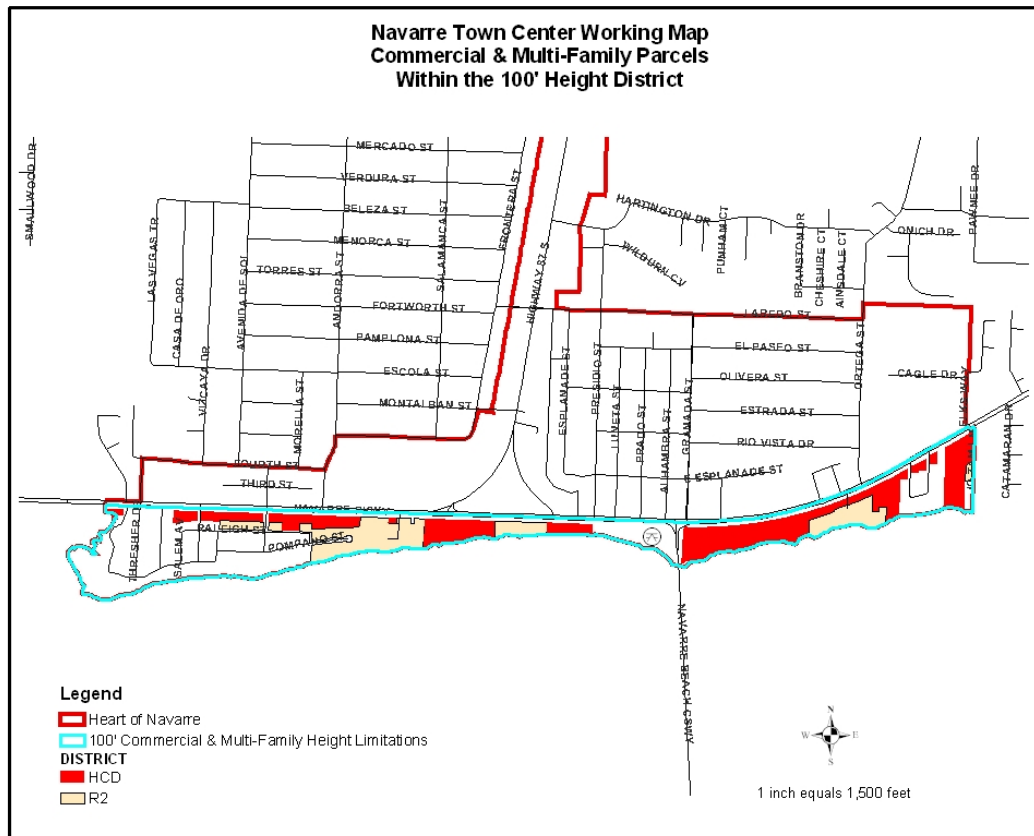
- 2.16.4 Develop incentives, with penalties at certain points, designed to preserve natural vegetation on site, especially on the perimeter.
  - 2.16.5 Research the possibilities of transplanting certain trees either on site or to county-owned receiving areas.
  - 2.16.6 Develop incentives for creating drought-tolerant landscape plans
  - 2.16.7 Develop incentives for installing on-ground water systems
  - 2.16.8 Coordinate with Santa Rosa County utilities on the use of reclaimed water
  - 2.16.9 Landscape the medians on US98 and SR87 within the Heart of Navarre District
- 2.17 Building Height
- 2.17.1 North of Laredo/Fortworth, the existing height limits of 50' for commercial and 35' for residential shall remain
  - 2.17.2 South of Laredo/Fortworth and north of US98, the building height limit shall be 75'
  - 2.17.3 South of US98 the building height limit shall be 100' with the required setback of 50' from the front property line (this setback will not be relaxed as described in the first recommendation 2.4).

*Building height has been a controversial issue throughout this planning process. It was a natural topic for discussion during the development of architectural standards, but due to a proposed development that was on the table during the working group phase, it became a polarizing issue. The Santa Rosa County Commission withheld a rezoning request for the proposed development until the completion of the Town Center Plan. The community was asked to determine for itself what height limitations should exist in Navarre. Several recommendations were made in the working groups and these were considered by the Steering Group. The original rezoning request that sparked the initial controversy has been withdrawn.*

*The above recommendations were forged through a give and take discussion among the Steering Group members. Those members recognized that there was, and is, strong opposition to increased building heights, but they also recognized the pressure for increased building heights and the positive side of allowing taller buildings in limited areas. Allowing taller buildings in the limited areas identified above will allow the County Commission to deny requests for increased building heights in other areas of the peninsula. This will prevent the area from "looking like Destin" because it will prevent these structures from being built all along the peninsula. Among other things, increased height will result in a wider range of housing choices because taller structures in Navarre are only suited to residential. It is also important to point out that no recommendation has been made, and there is no recommendation in this plan, to increase densities in Navarre.*

*A map illustrating the building height limitation boundaries appears on the following page. Modified photos showing what taller buildings in Navarre might look like follow on subsequent pages. These were presented at the September 13, 2004 public workshop.*

## Building Height Map



## Building Height Examples

### Navarre Beach



Sixteen Story  
Approx: 165 feet



Ten Story Building  
Approx: 110 feet



Six Story Building  
Approx: 65 feet

## Graphically Modified Photos

### Ten Story Building in Navarre



**Before**



**After**





## Graphically Modified Photos

Navarre Waterfront with addition of 10 Story Building



Navarre Waterfront with addition of 16 and Six Story Buildings





2.18 Architectural styles approved for the Town Center District shall also be approved for the Heart of Navarre District. Queen Anne and Masonry vernacular shall not be restricted in the Heart of Navarre District. No other architectural styles shall be permitted.

#### 2.19 Lighting

2.19.1 Work with Gulf Power on the availability of solar lighting and developing County incentives for using solar lighting

2.19.2 Lighting shall be regulated with more specificity than is currently provided for in the Land Development Code. During implementation staff shall write codes for BOCC approval that contain light level (footcandle) regulations and specific regulations regarding shielding. These limits should be less restrictive than in the Town Center. Height of structures shall be considered in the development of new regulations. Downlighting shall be required.

#### 2.20 Signage

2.20.1 Sign construction shall be compatible with the Architectural Style in terms of both construction materials and design.

2.20.2 No signs shall be internally illuminated, but backlighting of letters should be allowed.

2.20.3 No signage lighting should be neon or flashing

2.20.4 Landscaping shall be required around the base of the sign

2.20.5 Signs shall be limited to 20 feet in height.

2.20.6 The exposed posts of a sign must be architecturally appropriate to the design of the overall sign and will not be more than half the height of the sign.

2.20.7 Addresses shall be required on signs

2.20.8 Existing Billboards shall be removed from the Heart of Navarre over a period of time to be specified. No new billboards shall be permitted.

### 3.0 Neighborhood Commercial Recommendations

3.1 Encourage Neighborhood Commercial Zoning as a buffer between heavy Commercial (HCD) and residential

3.2 Encourage Neighborhood Commercial around park areas

3.3 The following areas are suitable for Neighborhood Commercial and its development should be encouraged:

3.3.1 Frontera/Segura Intersection

3.3.2 CR399/Avenida Del Sol Intersection

3.3.3 High School Boulevard (SR87 to Pawnee)

3.3.4 Turkey Bluff Road (SR87 to Rosemont)

### 4.0 Multi-Family Recommendations

4.1 Multi-Family is appropriate for the Navarre community

4.2 Four target areas suitable for Multi-Family where its development should be encouraged:

- 4.2.1 Town Center District
- 4.2.2 Near Navarre High School
- 4.2.3 Behind the existing Winn Dixie
- 4.2.4 All areas targeted for Neighborhood Commercial

The map on the following page depicts the target areas for Neighborhood Commercial and Multi-Family development.

## 5.0 Viewshed Protection

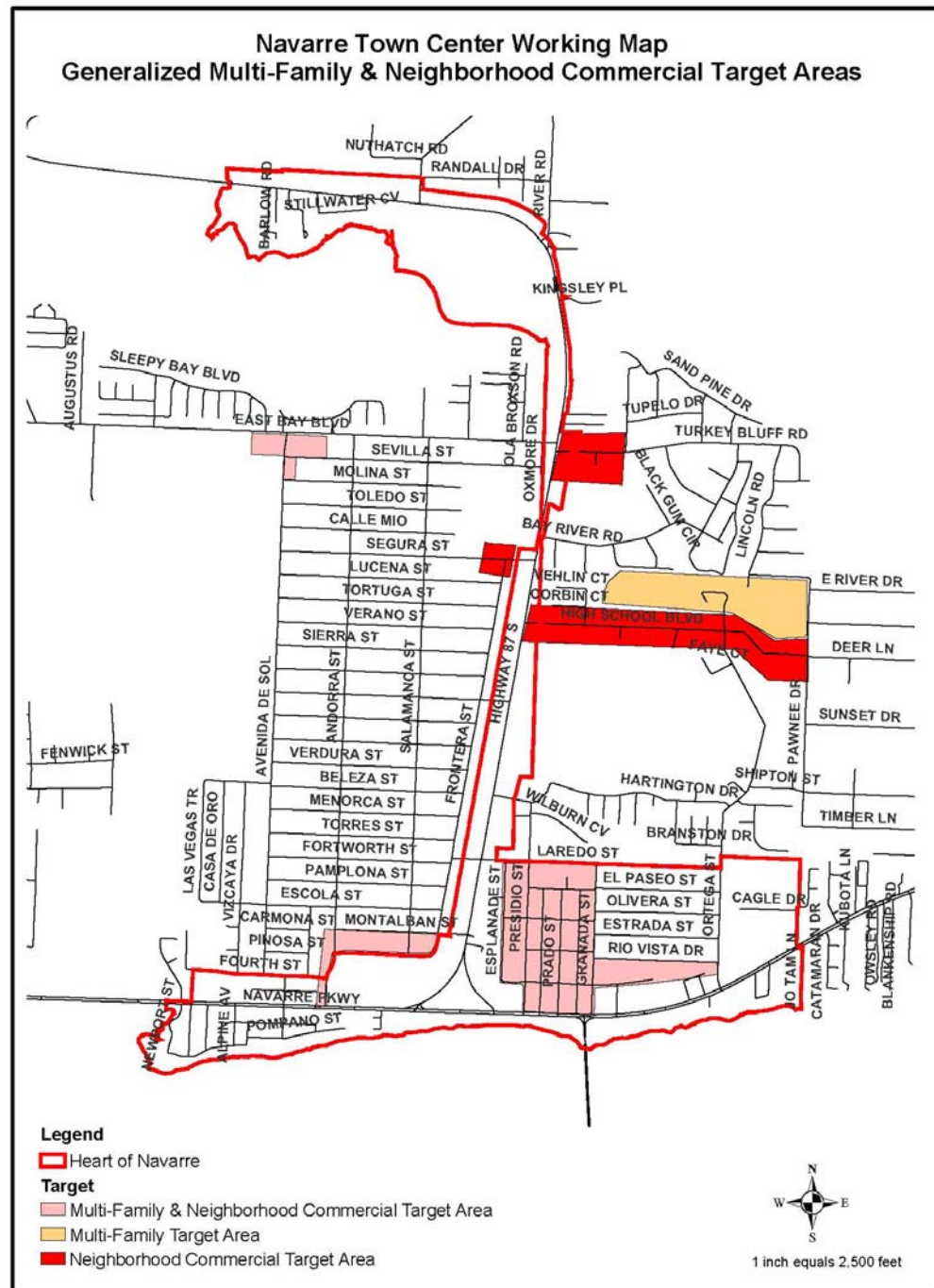
In recognition of the importance of the water, Santa Rosa Sound, East Bay and East Bay River, to the identity of Navarre, viewsheds allowing views from public rights of way, and access where feasible, shall be protected.

- 5.1 Set aside areas for public protection
- 5.2 Write LDC language for privately owned commercial waterfront properties to encourage businesses that take advantage of water view
- 5.3 Require design to allow view of or access to water from public property or rights of way
- 5.4 Codify standards to address maintenance of underbrush in required viewsheds in order to maintain a view of the water. Shrubbery must be trimmed to heights no greater than 3 feet.
- 5.5 The minimum width of the viewshed shall be 20% of the lot width, including the setbacks. This means that the viewshed will be allowed to be contiguous with the setbacks. The minimum width of any viewshed shall not be less than 15 feet, regardless of the lot width.

## 6.0 Land Preservation Option

In recognition of the Navarre community's desire to protect open space, Land Preservation shall be required if an applicant is granted a rezoning resulting in higher density by the Santa Rosa County Board of Commissioners. This is an additional requirement if the Local Planning Board recommended and the Commission approved a rezoning to a higher density. All rezoning requests should be considered based on their impact to the community regardless of the possibility of land preservation as a result.

- 6.1 The following options are provided to developers who receive rezonings to higher densities in the Navarre Area.
  - 6.1.1 Option 1: Set aside a certain percentage of land on site as usable open space (the percentage shall be determined during implementation)
  - 6.1.2 Option 2: Set aside the same amount of land elsewhere in the Navarre Area
  - 6.1.3 Option 3: Pay a fee into a fund for property acquisition based on an allocation formula (the formula shall be devised during implementation).



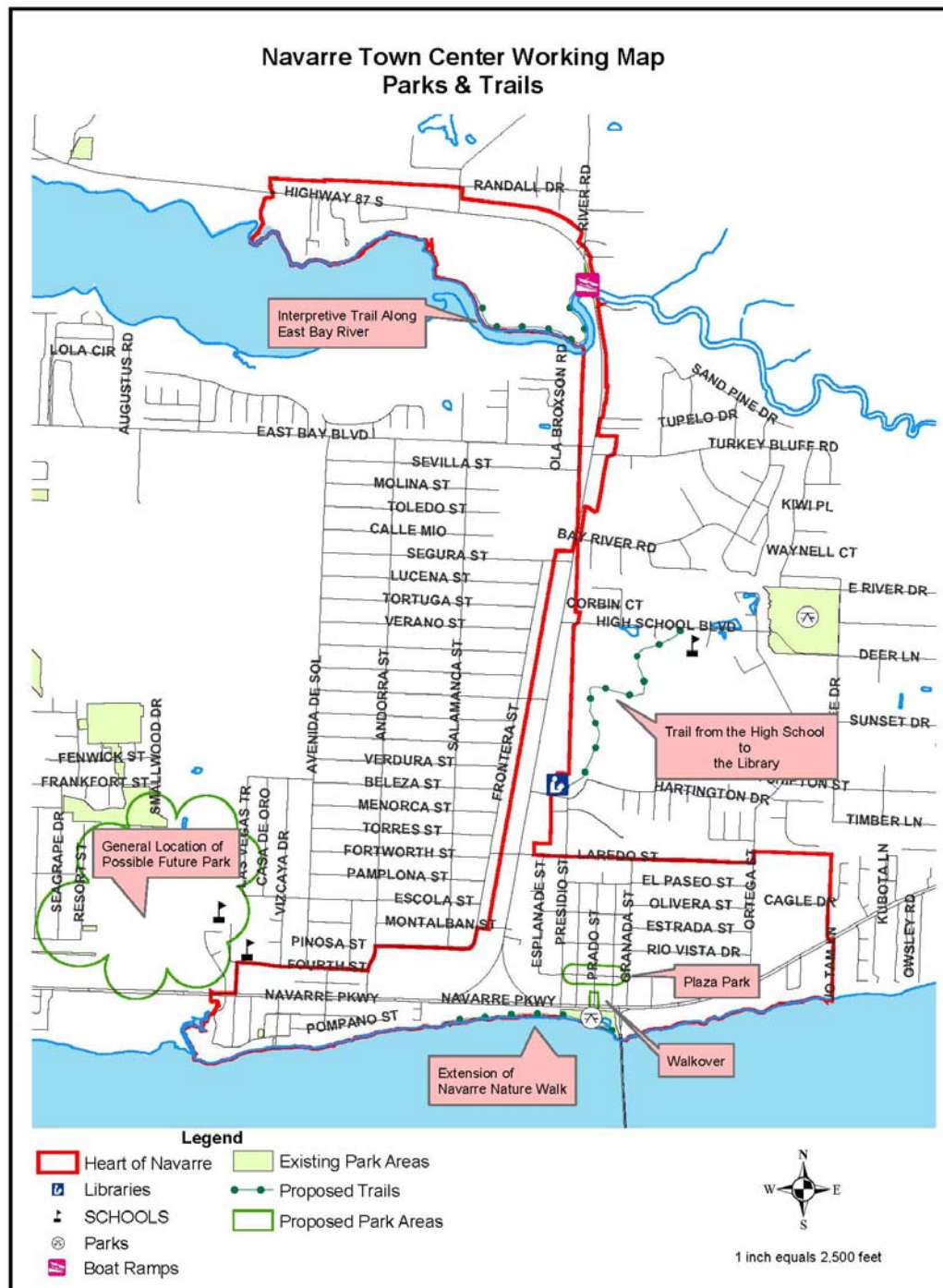
## 7.0 Public Space Designation

- 7.1 Public space in the Town Center District should be a plaza space/ passive park combined with wet stormwater and an amphitheatre if possible.
- 7.2 Water fountains and restrooms should be located in or near this space. Additional public facilities can be added in the future if needed.
- 7.3 Additional public space, especially for meetings, should be added in a government center area close to the existing library and senior center.
- 7.4 The County should coordinate maintenance contracts for the Town Center District just as it will manage the Architectural Review Board.
- 7.5 The County and the Fire District shall coordinate on possible relocation of the Fire Department to a location with better and more reliable access to US98.

## 8.0 Parks

- 8.1 Create an interpretive trail on the north side of East Bay River, in the general location of the existing boat ramp.
- 8.2 Create a trail connecting High School Boulevard to the Navarre Library through the dedicated conservation easement property south of High School Boulevard.
- 8.3 Create a Plaza type park inside the Town Center District
- 8.4 Extend the Navarre Nature Walk east and west along the Sound
- 8.5 Create a new passive park in the general area west of Holley-Navarre Middle School and east of Resort Street.

*A map illustrating the recommended parks and trail appears on the following page.*



## 9.0 Transportation Recommendations

### 9.1 Sidewalks

It is the desire of the Navarre Community that an integrated system of pedestrian connectivity exist for the entire Navarre Area. The recommendations below should be built upon in order to achieve this goal. This plan also endorses the Florida Department of Transportation requirement that every signal be constructed with pedestrian features.

**9.1.1** All new developments in the Heart of Navarre should be required to install sidewalks contiguous with any existing pedestrian features on adjacent property.

**9.1.2** The County shall pursue the construction of sidewalks or pedestrian paths on both sides of US98 from Granada to Andorra.

**9.1.3** In the section from Ortega to Granada, a system of pedestrian connectivity be provided through public-private partnerships.

**9.1.4** Sidewalks shall be added to High School Boulevard

**9.1.5** Sidewalks shall be added to other areas in the following priority areas:

**9.1.5.1** Town Center

**9.1.5.2** East of SR87, west of Ortega

**9.1.5.3** West of SR87, south of Nevada

**9.1.5.4** West of SR87, north of Nevada

**9.1.6** The County should adopt the FDOT requirement that every signal be constructed with pedestrian features.

**9.1.7** All new development with a street that leads to a school shall be required to install sidewalks

**9.1.8** All collector roadways and all roads with speed limits higher than 35 mph shall be striped

### 9.2 Designated Collector Roads

Roadways designated collectors are intended to carry higher volumes of traffic at slightly higher speeds (no lower than 35mph). The identified roadways are important connections in the Navarre Roadway network. Prior to designation, these roadways shall be retrofitted with pedestrian features and be striped (centerline and outside edge). The following roadways shall be designated collectors:

**9.2.1** Panhandle

**9.2.2** Andorra

**9.2.3** Granada

**9.2.4** Laredo

### 9.3 Designated Bike Paths/Routes

The following roadways shall be designated bike routes and shall be retrofitted with bicycle facilities:

**9.3.1** Fort Worth

- 9.3.2 Fourth Street
- 9.3.3 Hartington Drive
- 9.3.4 Ortega

#### 9.4 Roadway Interconnectivity

The following areas were identified for interconnection. Connections between the identified roadways shall be constructed.

- 9.4.1 Leisure Street to Avenida Del Sol (at Nevada)
- 9.4.2 Frankfort to Avenida Del Sol (at Beleza)
- 9.4.3 Palmetto to Las Vegas Trail (at Escola)
- 9.4.4 Hemlock to CR399
- 9.4.5 East-West Connections from County Line
  - 9.4.5.1 From north Rosewood
  - 9.4.5.2 West to Crescentwood
  - 9.4.5.3 West to Deer Lane
  - 9.4.5.4 North from Panhandle Trail to Turkey Bluff Road

*A map illustrating these recommendations appears on the following page.*